

**FEB  
2004**

# North Long Beach Community Planning Bulletin

[www.longbeach.gov/plan/content/complan.htm](http://www.longbeach.gov/plan/content/complan.htm)



**By: Scott Mangum (562) 570-6435**  
**Scott\_Mangum@longbeach.gov**

DEPARTMENT OF PLANNING & BUILDING  
Community & Environmental Planning Division  
333 West Ocean Blvd. Long Beach, California 90802

Revised Feb. 10

## **NEW APPLICATIONS FILED**

### **1. Staff Site Plan Review, Zone Change, ND for a new Mini-Park at Plymouth St. and Elm Ave. (Case 0401-14) CB (see Attachment 1)**

The proposed mini-park site encompasses two parcels at the corner of Plymouth and Elm. The main parcel (the NW corner of Plymouth and Elm, 225' x 150') is currently a vacant lot, zoned I (Institutional), while the smaller parcel (NE corner of Plymouth and Elm, 50' x 150') is developed as a parking lot, zoned R1-N (Single-Family Residential). The application requests that the site be rezoned to P (Park). The proposed site plan does not provide any parking for the new park. If a revision is not made, a standards variance will be required. Environmental review for the project will consist of a Negative Declaration (O2-04). Land acquisition for the proposed park was provided by the North Long Beach Redevelopment Project Area.

The zone change and certification of the environmental review is tentatively scheduled to be heard by the Planning Commission in March or April 2004. Following a recommendation by the Planning Commission, the City Council will hear the proposed zone change and general plan amendment requests.

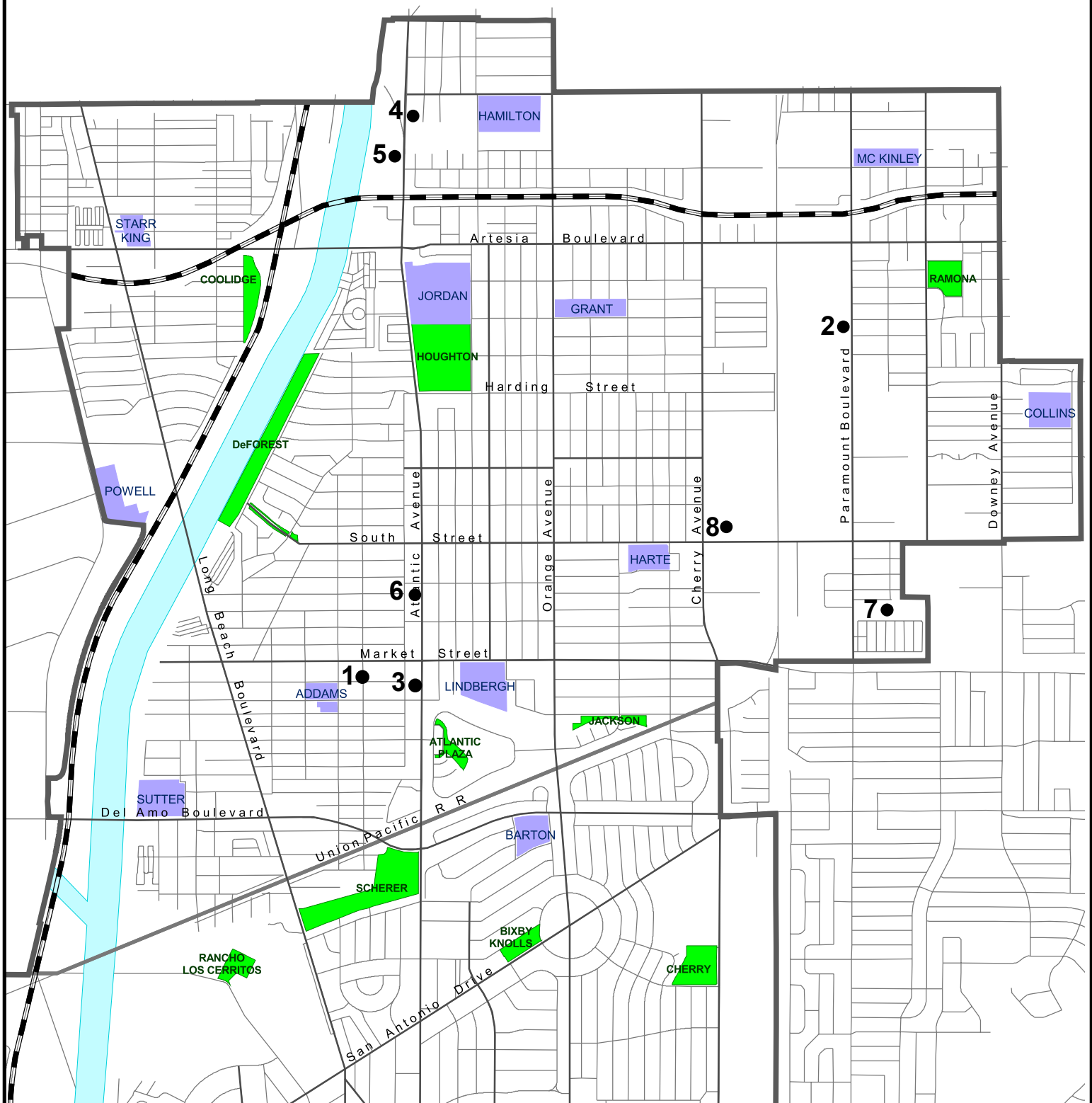
### **2. Staff Site Plan Review for new 16,560 SF Industrial Building at TABC, 6375 Paramount Blvd. (Case 0401-13) JR (see Attachment 2)**

The proposed structure is located near the Western edge of the TABC site. It will replace an existing 12,000 SF structure. The design, which is similar in appearance to existing buildings on the site, was **approved** by the Staff Site Plan Review Committee at its January 20, 2004 meeting.

### **3. Conceptual Site Plan Review for new Drive-Thru Restaurant and Retail Building at 5325-5353 Atlantic Ave. (Case 0401-12) CC (see Attachment 3)**

Conceptual Site Plan Review is a preliminary review of the development proposal among City staff to point out public policies and code issues that may affect the development; and to suggest alternatives. An abandoned McDonald's Restaurant is currently located on the site. The conceptual plan proposes to demolish the existing building and build a new 4,188 SF drive-thru fast food restaurant and a 4,500 SF retail building. The tenant for the drive-thru has been identified at Tam's Burgers. Through Staff Site Plan Review several code issues were brought forward. The construction of a new restaurant with drive-thru would require a Conditional Use Permit. The proposed site plan provides 28 parking spaces, where 60 would be required by zoning code. A variance would also be required for the rear setback when abutting a residential zone. The applicant was also advised of the North Long Beach Design Guidelines.

# North Long Beach - Site Location Map



 Schools  
 Parks



1000 0 1000 2000 Feet

1. Plymouth St. & Elm Ave. - Zone Change, ND for new Park (Mar-Apr PC) ☐
2. 6375 Paramount Blvd. - SSPR for new Industrial Building ☐
3. 5325-5353 Atlantic Ave. - CSPR for new Fast-Food Restaurant and Retail Building ☐
4. 6900 Atlantic Ave. - Tentative Parcel Map for Subdivision (4/1 PC) ☐
5. 6845 Atlantic Ave. - Modification to CUP for Recycling Center ☐
6. 5575 Atlantic Ave. - CUP for Check Cashing (2/19 PC) ☐
7. 2910 E. 55th Way - SSPR, Variance, Zone Change, General Plan Amend, EIR for new ☐
8. Park (2/5 PC, 3/16 CC) ☐

As background, a modification of a conditional use permit to reuse the existing building by reworking the drive-thru was approved in 2003.

**4. Tentative Parcel Map for Subdivision at 6900 Atlantic Ave. (Case 0401-18) CB (see Attachment 4)**

The property, adjacent to the Southern California Edison Right-of-Way, is zoned R1-N (Single Family Residential). Each of the created lots would meet the minimum lot size of 6,000 SF in the R1-N zone.

The Planning Commission **Public Hearing** is scheduled for **April 1, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**PENDING CASES PREVIOUSLY REPORTED ON**

**5. Modification of a Conditional Use Permit for Recycling Center with Attendant at 6845 Atlantic Ave (Case 0210-12) CC**

This application is for an administrative action to modify a Conditional Use Permit (CUP) for a recycling center with attendant. The CUP was originally approved by the Planning Commission on January 16, 2003. The applicant is requesting modification to conditions #28 and #33. Condition #28 currently requires that, "Two uniformed staff attendants shall be present at the recycling collection center during all hours of operation. At least one of the attendants shall be a uniformed security guard." Additionally it states that, "Upon the request of the applicant and consent of the Chief of Police, the Director of Planning and Building is authorized to allow the security guard requirement to be eliminated." The applicant is requesting that only one attendant be required, and that this attendant not be required to be a security guard. The applicant is also requesting that condition #33 be modified so that the requirement for paving the entire site is removed.

**6. Conditional Use Permit for Check Cashing within existing Market at 5575 Atlantic Ave (Case 0310-31) JR**

The applicant proposes to establish a Dolex money transfer booth within the Numero 2 Rancho Market. Planning staff is recommending approval with conditions. In addition to Police Department safety recommendations, staff is recommending that the check cashing facility should only be accessed internally from the market.

The Planning Commission **Public Hearing** is tentatively scheduled for **February 19, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**7. Staff Site Plan Review, Standards Variance, Zone Change, General Plan Amendment, and Environmental Impact Report for Proposed Park at 2910 E. 55<sup>th</sup> Way (Case 3007-02) LF (see Attachment 5)**

A new 5.8-acre park is proposed at 2910 E. 55<sup>th</sup> Way, just East of Paramount Boulevard. This park will serve as replacement parkland for the new police substation being built at Scherer Park. The site is currently zoned RM for mobile homes and manufactured housing. The General Plan designation is for Single Family Residential. The application is to rezone the property to Park (P) and amend the General Plan designation to Open Space/Parks (LUD 11). A Standards Variance is requested for number of parking spaces. 52 parking spaces are shown on site, while code requires a total of 73 spaces. Additional off-site parking is proposed on 55<sup>th</sup> Way. The proposed Zone and General Plan Changes also must be heard by the City Council upon recommendation from the Planning Commission.

At the February 5, 2004 Planning Commission Hearing the Commission adopted a resolution relating to review of and consideration of the Environmental Impact Report and Statement of Overriding Consideration, recommended that the City Council approve the Zone Change and General Plan Amendment, and **approved** the Site Plan Review and Standards Variance, subject to conditions. The zone change and general plan amendment are scheduled to be heard by the City Council at its March 16, 2004 meeting.

**ACTIONS ON COMPLETED CASES**

**8. Conditional Use Permit for Check Cashing within existing Market at 2185 South St (Case 0311-18) JR**

The applicant proposes to establish a full-service check cashing center within Food 4 Less. Planning staff is recommending approval with conditions. In addition to Police Department safety recommendations, staff is recommending that the check cashing facility should only be accessed internally from Food 4 Less. The Planning Commission **approved** the CUP at its January 15, 2004 hearing.

**ANNOUNCEMENTS**

**9. NLB Community Planning Bulletin Hits the Web**

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/content/complan.htm>. I have also developed an email list that will be used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing. If you would like to be added to the email list, please contact me with your email address.

**10. Long Beach General Plan Update: Land Use and Mobility Plans. Next Meeting Rescheduled for March 3 (6:30pm) at Houghton Park**

The Department of Planning and Building's Advance Planning Division is undertaking a major planning policy program. Over the next 18 months the Advance Planning Division will be working with a team of land use and transportation

professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans.

The City has been divided into 5 geographic community clusters and committees composed of community members for each cluster have been selected. The first Community Cluster meeting for North Long Beach was held on January 7. The second meeting will occur at 6:30pm on Wednesday, **March 3** at Houghton Park.

### **11.I-710 Freeway Long Term Congestion Relief Alternatives**

The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a "no build" option that would only provide for more minor improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: <http://www.gatewaycog.org/i710.html>.

The Long Beach City Council I-710 Oversight Committee has been hosting a series of meetings and now will host four community roundtable workshops. The roundtable workshops will focus on providing additional information from leading experts on these critical issues. The workshops will allow residents to interact with key experts and ask questions about the issues they care most about in regards to the I-710 Freeway. In addition, each workshop should generate a list of recommendations for the Long Beach Oversight Committee to adopt as part of the planning process.

All four workshops will have a community moderator, as well as participation from community leaders/experts and will be held on four consecutive Thursday evenings in January and February 2004. The workshop schedule is as follows:

- A) Health and Environmental Concerns- Thurs, January 22, 6:30pm at Silverado Park
- B) Preserving Neighborhoods- Thurs., January 29, 6:30 pm at Houghton Park
- C) Port Operations and the I-710 Freeway- Thurs., February 4, 6:30pm at Silverado Park
- D) Truck Congestion and Safety- Thurs., February 12, 6:30pm at Houghton Park

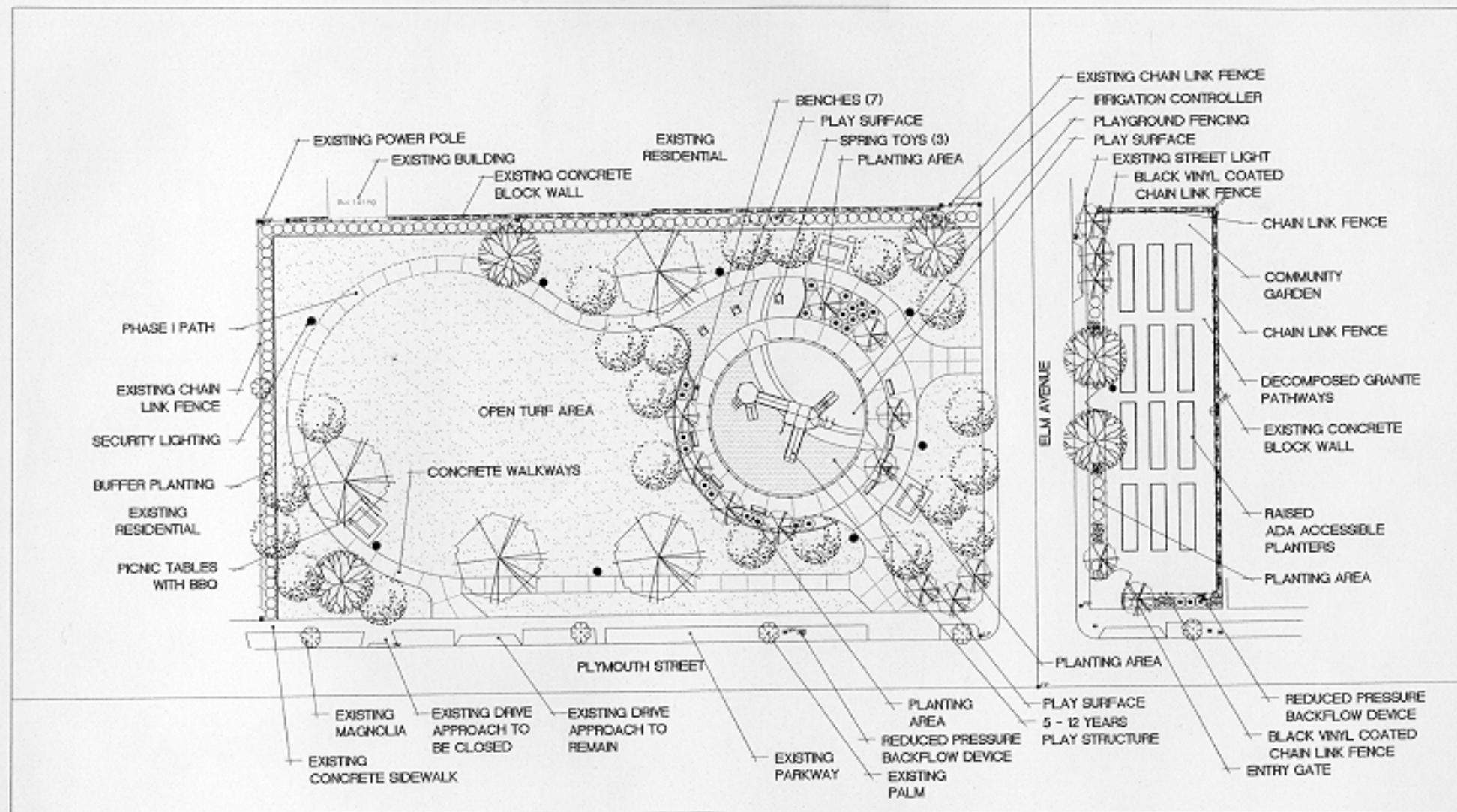
Following these workshops and City Council discussion, the Council intends to select a Long Beach preferred plan for improvements to the I-710 in April.

## **IMPORTANT PHONE NUMBERS**

Council Member (8 <sup>th</sup> District), Rob Webb	(562) 570-6685
Council Member (9 <sup>th</sup> District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing	(562) 570-5028
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance Code Enforcement	(562) 570-6328
Zoning Code Enforcement	(562) 570-7497
Building Code Enforcement	(562) 570-6399
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(562) 590-4162
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867



# ATTACHMENT 1



## City of Long Beach PLYMOUTH & ELM MINI PARK

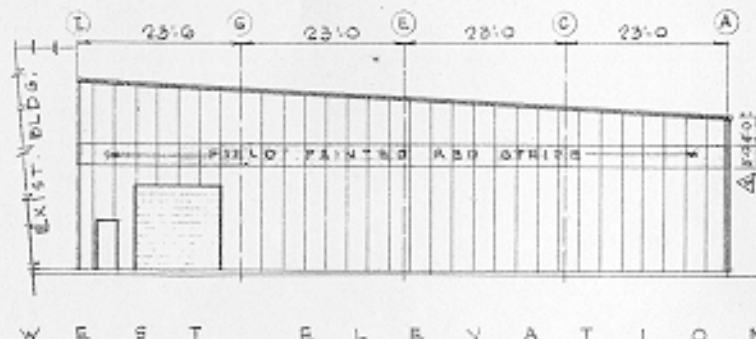
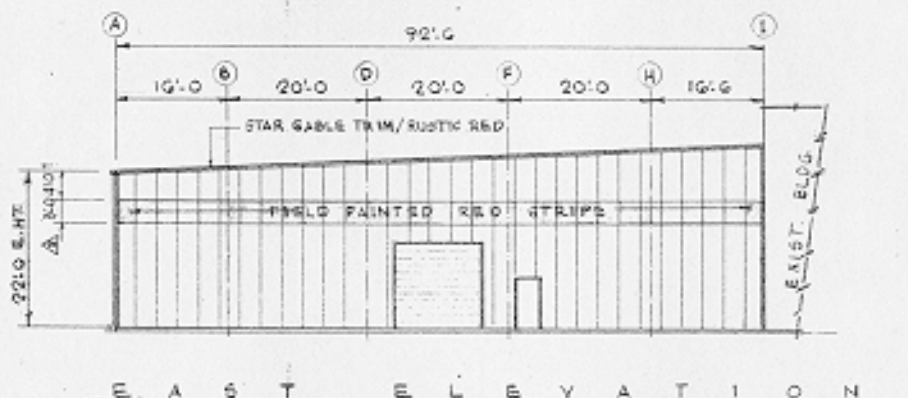
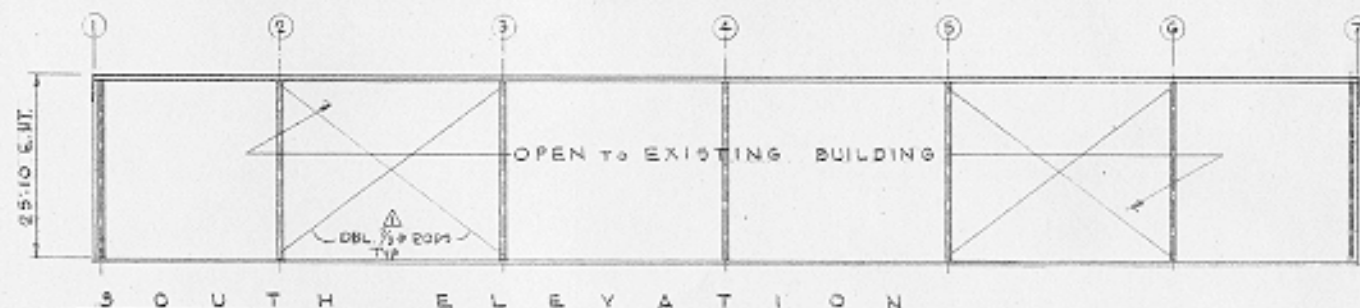
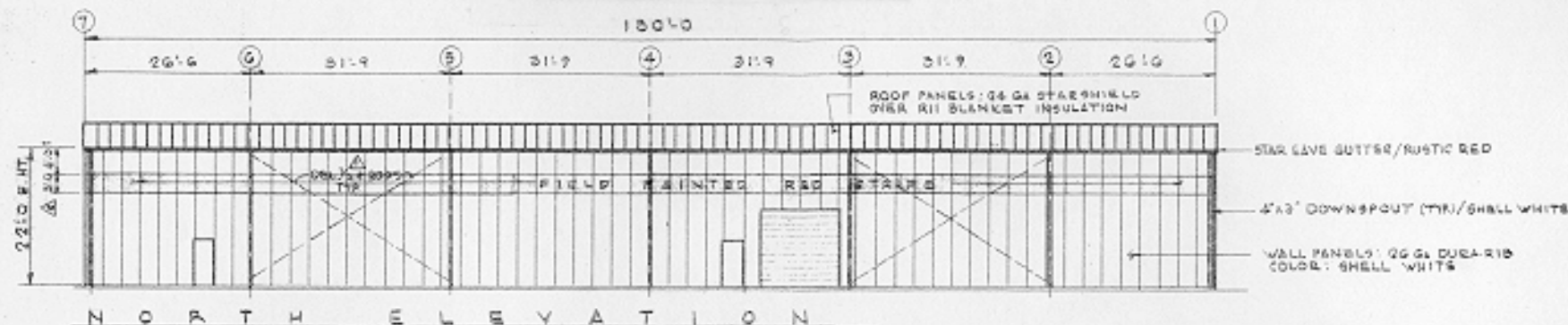
Conceptual Plan - Phase 1

12-06-2002



**purkiss-rose-rsi**  
Landscape Architecture  
Site Planning and Park Planning  
401 South Ocean Boulevard  
P.O. Box 1000  
Long Beach, CA 90801  
562.595.1000  
www.purkiss-rose-rsi.com

# ATTACHMENT 2



- TABLE 1.1**  
FIRE DEPT. CORRECTIONS
1. THREE (3) SECOND FLOOR
  2. SEE FIRE SPRINKLER DRAWINGS FOR LOCATIONS OF MAINLINE CONNECTIONS
  3. SEE FIRE SPRINKLER DRAWINGS FOR LOCATION OF SPRINKLER HEAD ROOMS
  4. EXISTING WALLS WILL BE PER FIRE DEPT. CODE & SHOWN DRAWING CAN FACILITATE
  5. EXISTING ACCESS DOORS SHALL HAVE HARDWARE APPROVED BY LONG BEACH FIRE DEPT.
  6. DEMOLITION OF EXISTING WALLS SHALL BE FOLLOWED BY FOLLOWUP THROUGHOUT DEMOLITION & CONSTRUCTION. SEE NOTE ADDED TO DRAWING GAW FAC-010.
  7. FIRE FIGHTER SECTION SHALL BE ADDED ON GAW FAC-010.
  8. BUILDING L.S. NUMBER "01" SHALL BE NOTED WATERFALL LETTERS. SEE NOTE ON GAW FAC-010.
  9. THIS SHEET IS A COMBINATION OF ROOF PLAN & FLOOR PLAN. IS A PL. ON DRAWING EQUIPMENT & ASSESS LOCATIONS WILL BE SUBMITTED BY ARCHITECT.
  10. THERE IS A ONE (1) HOUR FIRE WALL BETWEEN BLDG. 14 & 15. SEE DRAWING GAW FAC-010.
  11. BLDG. 14 IS RATED TO OCCUPANCY, EXAMINATION OR ASSEMBLY OF STEEL PARTS.
  12. SEE DATA SECTION DRAWING ARCHITECT TO SUBMIT INFORMATION.
  13. SEE EXISTING DRAWING DATA SUPPLIER SEE ATTACHED DRAWING.
  14. FIRE EXTINGUISHER LOCATION & STORAGE PER LONG BEACH FIRE DEPT. FIELD INSPECTOR. NOTE ON GAW FAC-010.
  15. ON OCCUPANCY EXISTING PROTECTION IS REQUIRED WHERE DOORS WOULD BE OPENED. PROTECTION IS SIGNAGE ON EXISTING SIDE OF DOOR TO BE PROVIDED.
  16. BUILDING 14 IS TO BE ADDED GAW FAC-010.

**TABC, INC.**  
3375 PARAMOUNT BLVD.  
LONG BEACH, CALIFORNIA 90801-2143

**TABC**  
3375 PARAMOUNT BLVD.  
LONG BEACH, CALIF. 90801  
ELEVATIONS

DATE: 11/1/02  
BY: J.C. 11/1/02  
CHECKED: J.C. 11/1/02

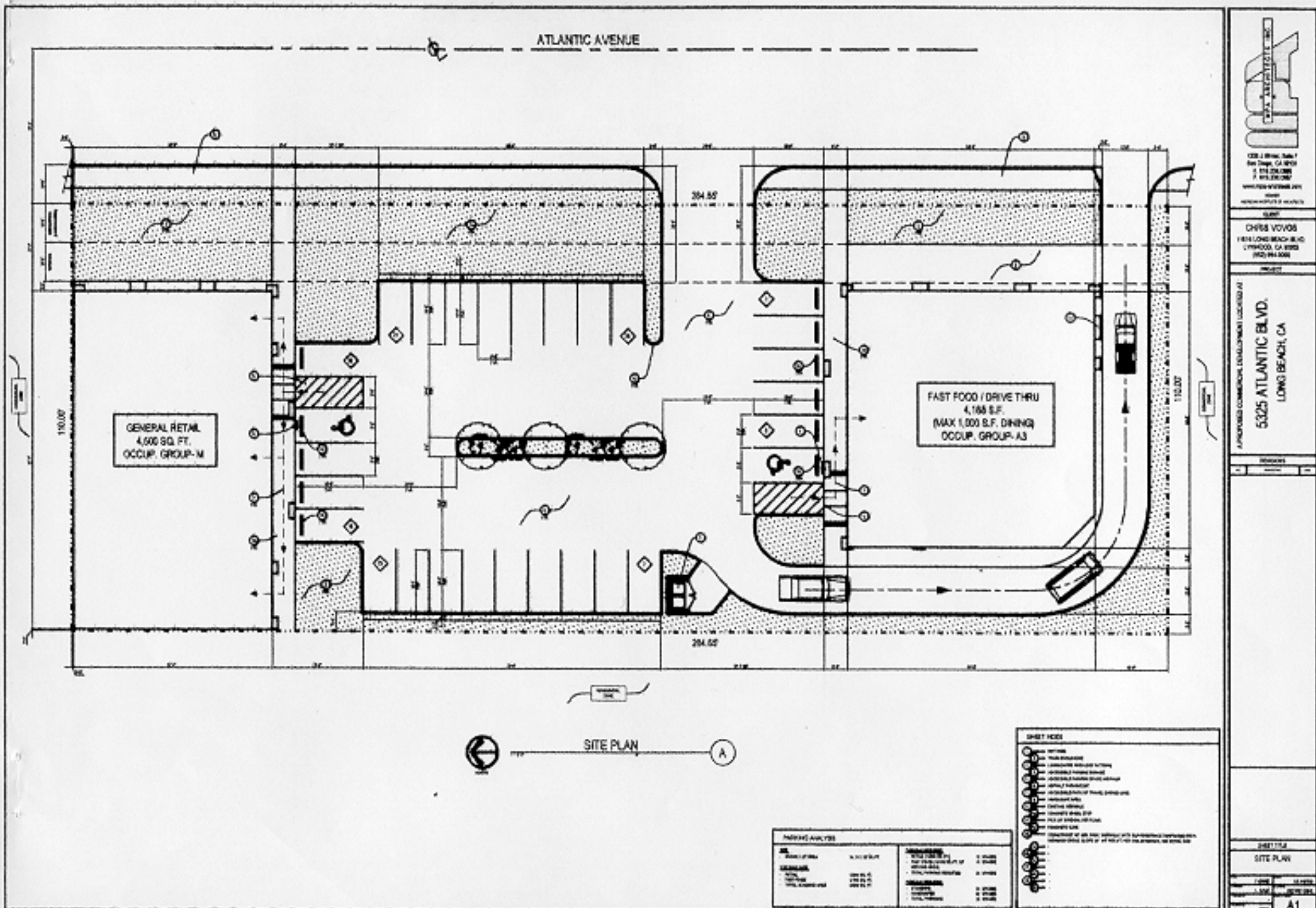
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### ATTACHMENT 3





# ATTACH. 3 (Cont.)



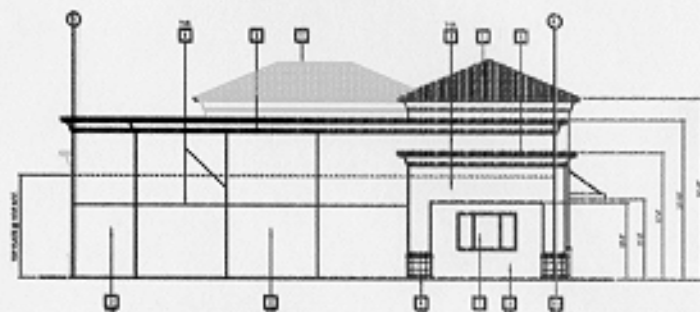
NORTH ELEVATION

(A)



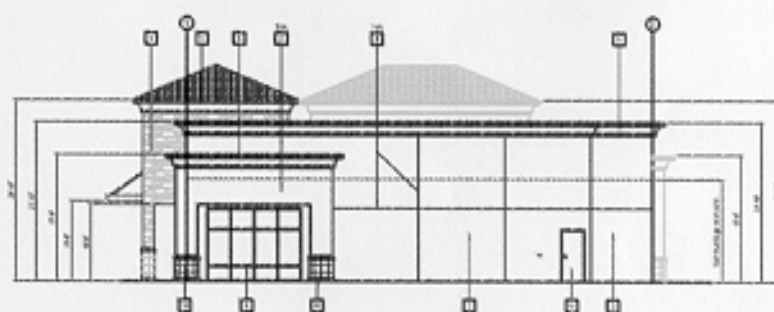
EAST ELEVATION

(B)



SOUTH ELEVATION

(C)



WEST ELEVATION

(D)

## NOTES

1. REFER TO SHEET 3.01 FOR GENERAL NOTES.  
2. REFER TO SHEET 3.02 FOR MATERIALS.  
3. REFER TO SHEET 3.03 FOR FINISHES.  
4. REFER TO SHEET 3.04 FOR LIGHTING.  
5. REFER TO SHEET 3.05 FOR MECHANICAL.  
6. REFER TO SHEET 3.06 FOR ELECTRICAL.  
7. REFER TO SHEET 3.07 FOR LANDSCAPE.  
8. REFER TO SHEET 3.08 FOR SIGNAGE.  
9. REFER TO SHEET 3.09 FOR FURNITURE.  
10. REFER TO SHEET 3.10 FOR OTHER.

## EXTERIOR FINISH SCHEDULE

### MATERIALS

- 1. EXTERIOR WALLS
- 2. EXTERIOR ROOF
- 3. EXTERIOR FLOORING
- 4. EXTERIOR CEILING
- 5. EXTERIOR DOORS
- 6. EXTERIOR WINDOWS
- 7. EXTERIOR STAIRS
- 8. EXTERIOR RAILINGS
- 9. EXTERIOR LIGHTING
- 10. EXTERIOR SIGNAGE

- 1. EXTERIOR WALLS
- 2. EXTERIOR ROOF
- 3. EXTERIOR FLOORING
- 4. EXTERIOR CEILING
- 5. EXTERIOR DOORS
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- 5. EXTERIOR DOORS
- 6. EXTERIOR WINDOWS
- 7. EXTERIOR STAIRS
- 8. EXTERIOR RAILINGS
- 9. EXTERIOR LIGHTING
- 10. EXTERIOR SIGNAGE



J.A. ASSOCIATES, INC.  
1211 E. Street, Suite 100  
San Diego, CA 92101  
P: 619.234.0000  
F: 619.234.0001  
www.jaassociates.com

DATE: 01/15/2010  
BY: J.A. ASSOCIATES, INC.

PROJECT: 5325 ATLANTIC BLVD.  
LONG BEACH, CA 90802

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LONG BEACH, CA 90802

PROJECT: 5325 ATLANTIC BLVD.  
LONG BEACH, CA 90802

SCALE: 1" = 20'

SHEET 1 OF 1 SHEET

# TENTATIVE PARCEL MAP NO. 060525

IN THE CITY OF LONG BEACH  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 24 OF  
THE CALIFORNIA COOPERATIVE COLONY TRACT AS PER MAP RECORDED  
IN BOOK 21, PAGES 15 AND 16, OF MISCELLANEOUS RECORDS  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

- CETECH ENGINEERING -

OWNER: JOSE DE LA CRUZ  
6900 ATLANTIC AVE.  
LONG BEACH, CA 90805  
(562) 221-2017

SUBDIVIDER: GUADALUPE LECHEGA  
1127 E. HARDING STREET  
LONG BEACH, CA 90805  
(562) 424-9332

ENGINEER: CETECH ENGINEERING  
2252 N. CARSON ST., STE. B  
Torrance, California 90501  
(310) 533-1550 PHONE, (310) 533-1290 FAX

SITE ADDRESS: 6900 ATLANTIC AVE.  
LONG BEACH, CA 90805

ASSESSOR'S PARCEL NO.: 7116-017-056

LEGAL DESCRIPTION: PORTION OF LOT 1 IN BLOCK 24 OF THE CALIFORNIA  
COOPERATIVE COLONY TRACT, M.B. 21-15-18

ZONING: EXISTING - R-1-H  
PROPOSED - R-1-H

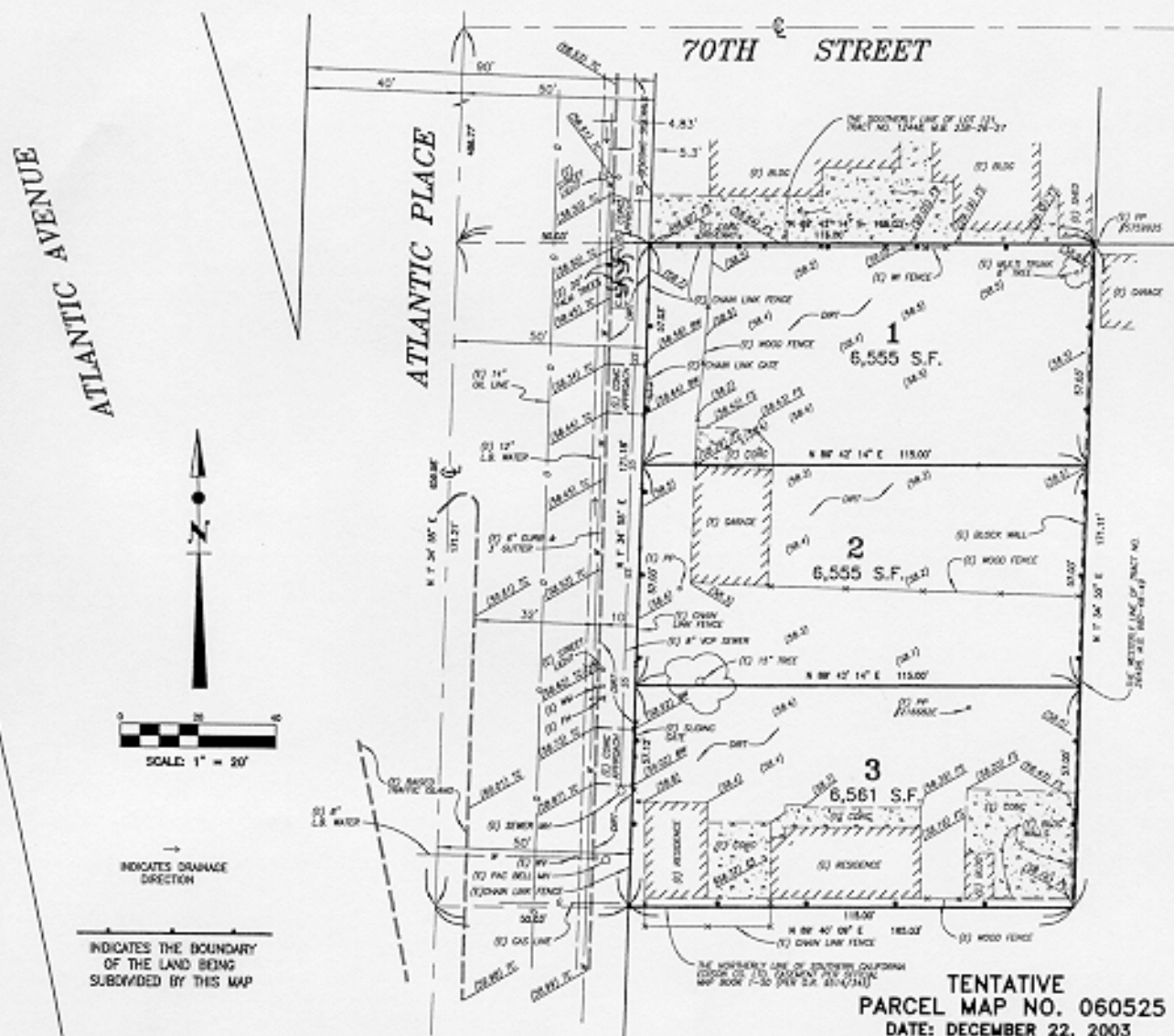
LAND USE: EXISTING - NURSERY/RESIDENTIAL/STORAGE/SINGLE-FAMILY  
PROPOSED - SINGLE-FAMILY RESIDENTIAL

NO. OF LOTS: EXISTING - 1  
PROPOSED - 3

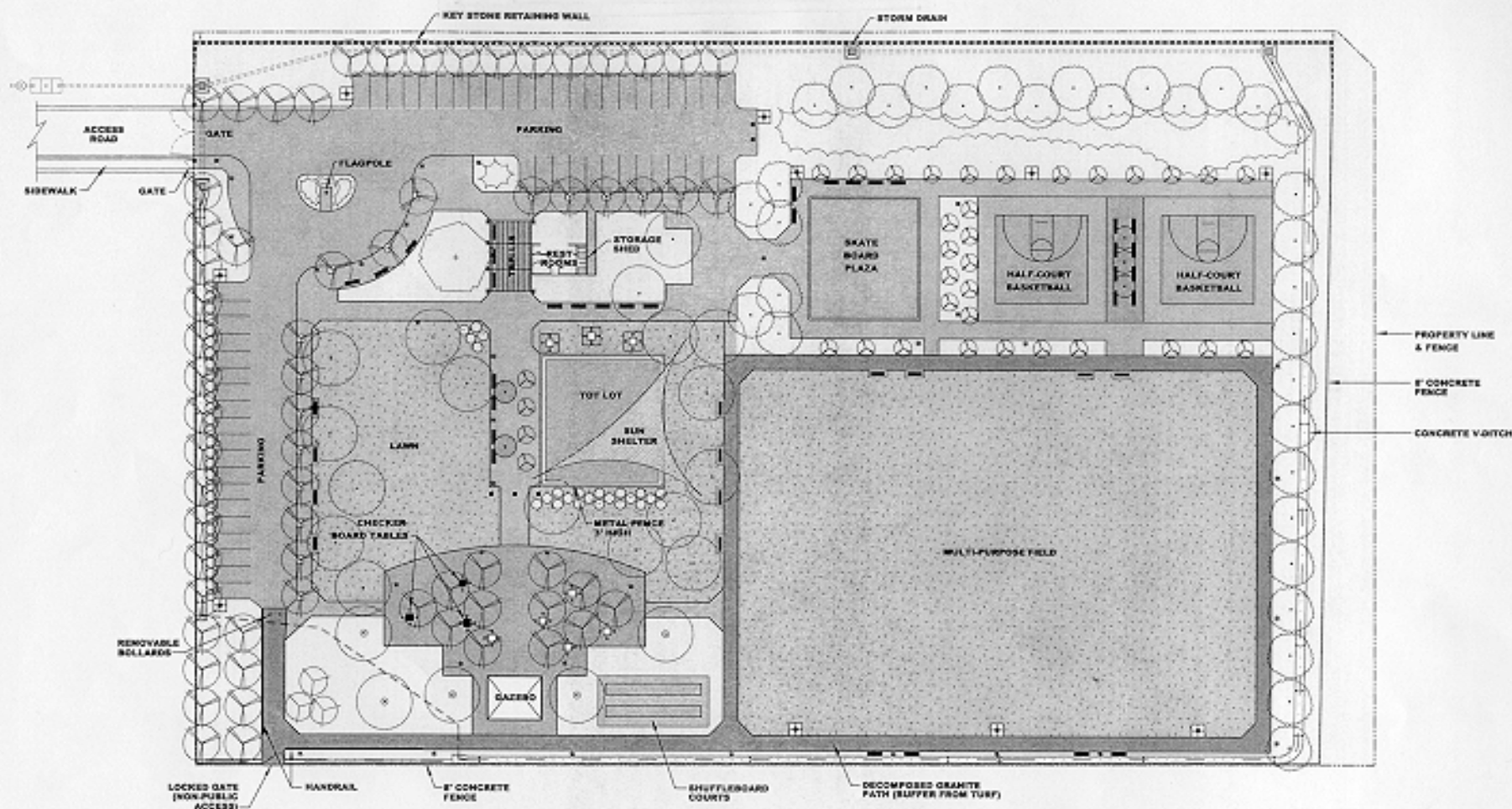
LOT AREA: EXISTING LOT AREA: 19,671 S.F.  
PROPOSED LOT AREA: PARCEL 1 = 6,555 S.F.  
PARCEL 2 = 6,555 S.F.  
PARCEL 3 = 6,561 S.F.

EXISTING STRUCTURES: ALL EXISTING STRUCTURES TO BE DEVOLISHED

OAK TREES: NO EXISTING OAK TREES







## 55th Way Park - Draft Site Plan

### City of Long Beach

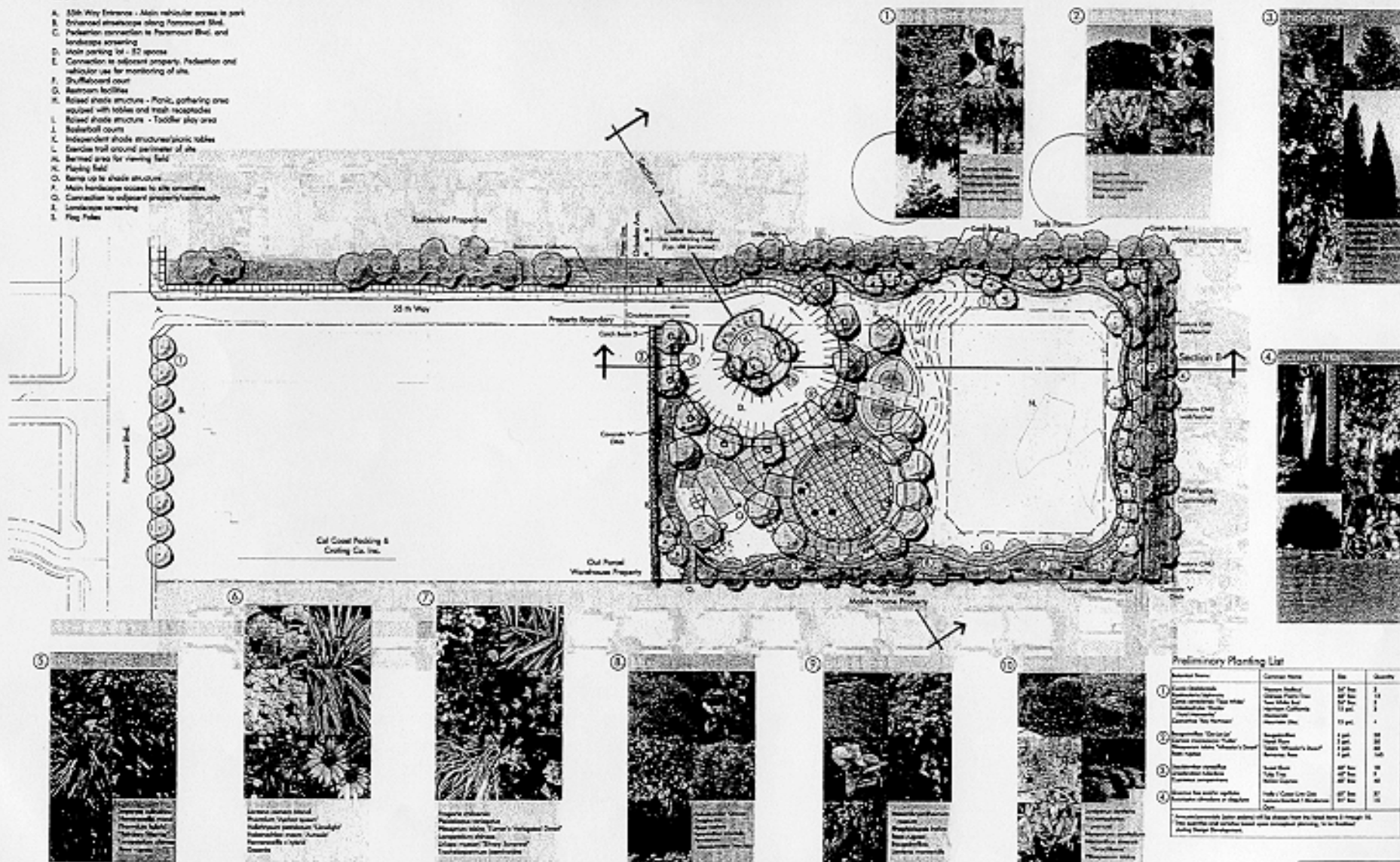


## LEGEND:

CONCRETE WALK	SPECIAL PAVEMENT	TABLE & SEAT	BOLLARD WITH LIGHT
DECOMPOSED GRANITE	NON PERMEABLE YOT LOT LAYER	HANDICAP ACCESSIBLE TABLE	PILLAR
TURF AREA	KEY STONE RETAINING WALL	CHECKERBOARD TABLE	CONCRETE V-DITCH
DROUGHT RESISTANT VEGETATION	PROPERTY LINE	BENCH	TRIE
AC PAVEMENT	SUN SHELTER	OVERHEAD LIGHT	SPRUE / GROUND COVER

## LEGEND

- A. 55th Way Entrance - Main vehicular access to park
- B. Driveway structure along Paramount Blvd.
- C. Pedestrian connection to Paramount Blvd. and landscape screening
- D. Main parking lot - 82 spaces
- E. Connection to adjacent property. Pedestrian and vehicular use for monitoring of site.
- F. Shuffleboard court
- G. Restroom facilities
- H. Raised shade structure - Picnic, gathering area equipped with tables and trash receptacles
- I. Raised shade structure - Toddler play area
- J. Shuffleboard courts
- K. Independent shade structures/picnic tables
- L. Existing trail around perimeter of site
- M. Berm and area for viewing field
- N. Playing field
- O. Berm and shade structure
- P. Main landscape access to site entrance
- Q. Connection to adjacent property/community
- R. Landscape screening
- S. Flag Pole



## Schematic Design - Masterplan

## 55th Way Park

City of Long Beach

November 2003

Plant Name	Common Name	Size	Quantity
1. <i>Platanus</i>	Platanus	12' x 12'	1
2. <i>Platanus</i>	Platanus	12' x 12'	1
3. <i>Platanus</i>	Platanus	12' x 12'	1
4. <i>Platanus</i>	Platanus	12' x 12'	1
5. <i>Platanus</i>	Platanus	12' x 12'	1
6. <i>Platanus</i>	Platanus	12' x 12'	1
7. <i>Platanus</i>	Platanus	12' x 12'	1
8. <i>Platanus</i>	Platanus	12' x 12'	1
9. <i>Platanus</i>	Platanus	12' x 12'	1
10. <i>Platanus</i>	Platanus	12' x 12'	1

\* Quantities are based on the plan shown. The actual quantities may vary due to site conditions and other factors. The quantities are for the entire project and are not to be used for individual plantings.

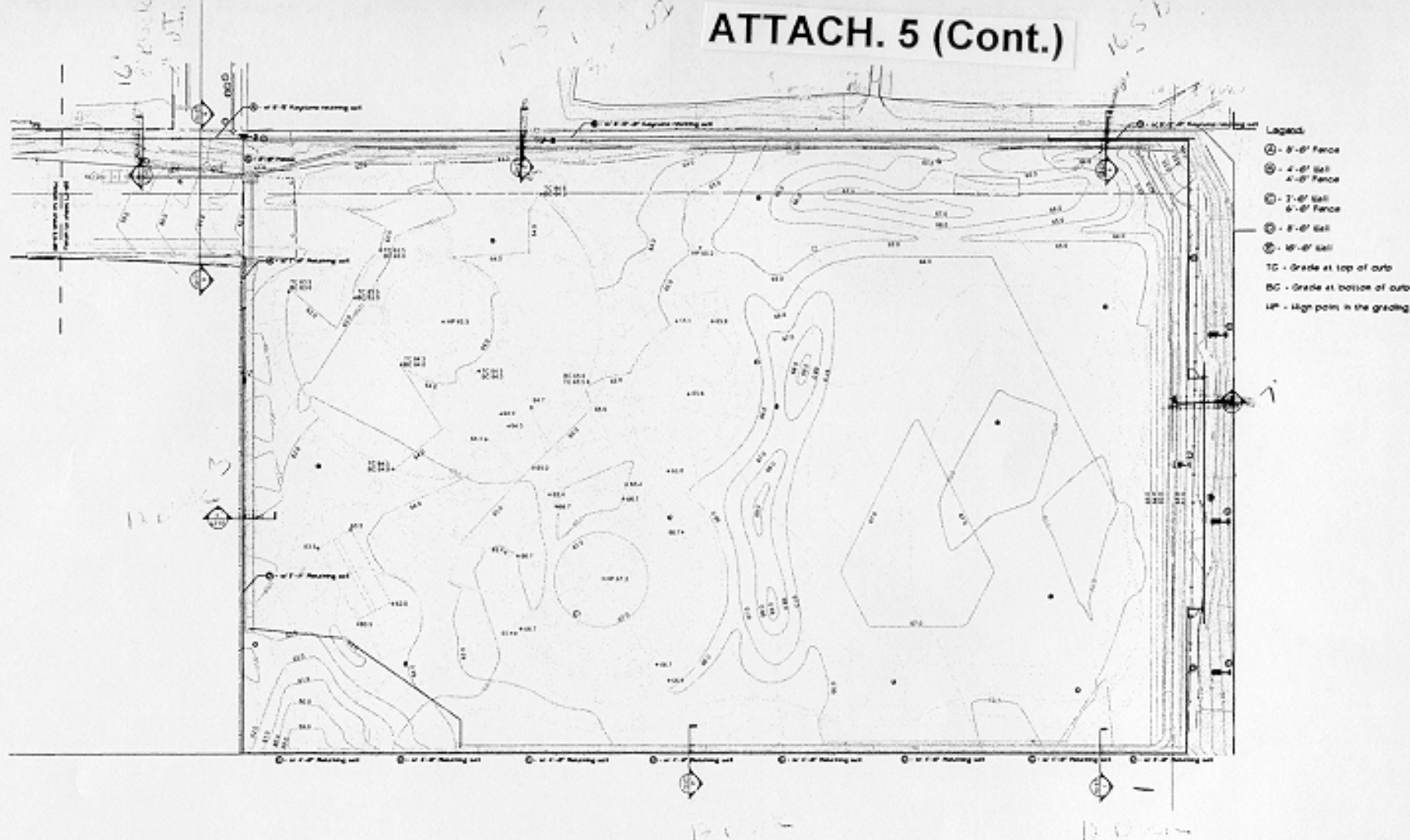
Scale 1" = 40'-0"



0 20 40 80



# ATTACH. 5 (Cont.)



Grading and Wall Location Plan

55th Way Park  
City of Long Beach

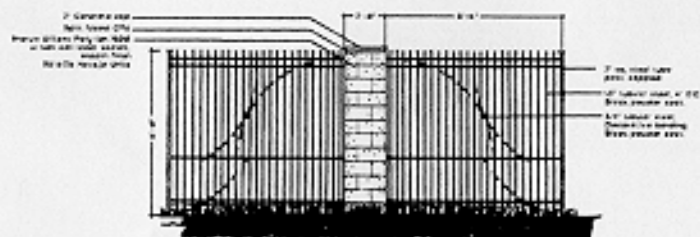
Revised 2004



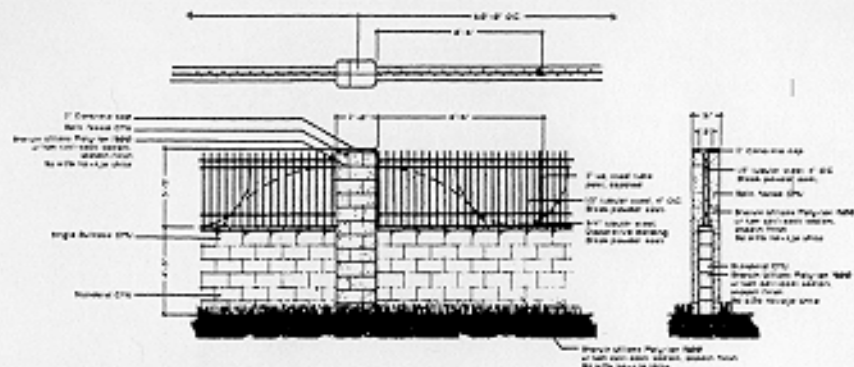
Scale 1"=20'-0"

L3-01

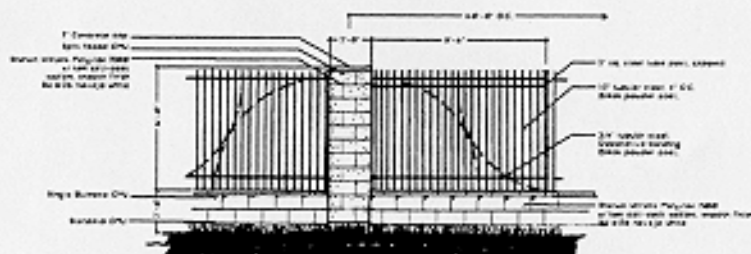
# ATTACH. 5 (Cont.)



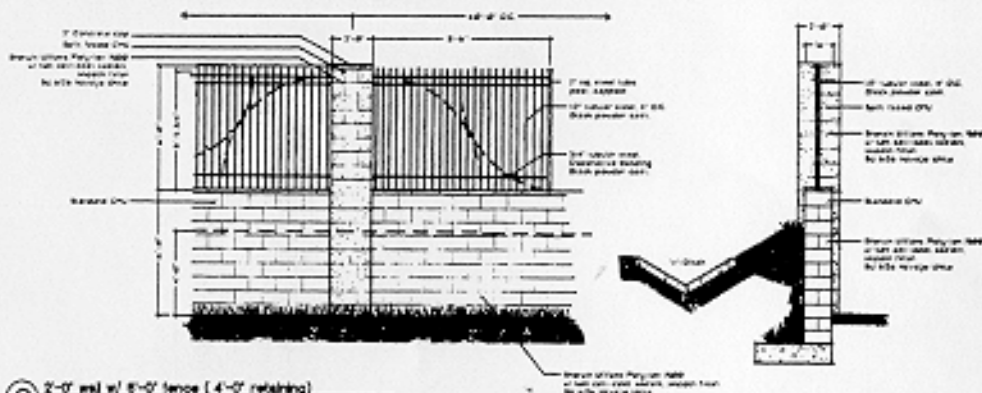
A 8'-0" fence w/ CMU column



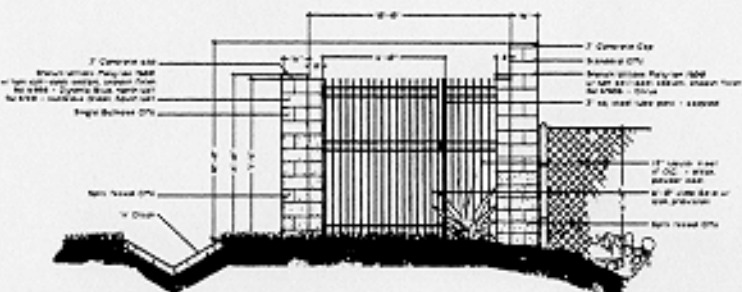
B 4'-0" wall w/ 4'-0" fence



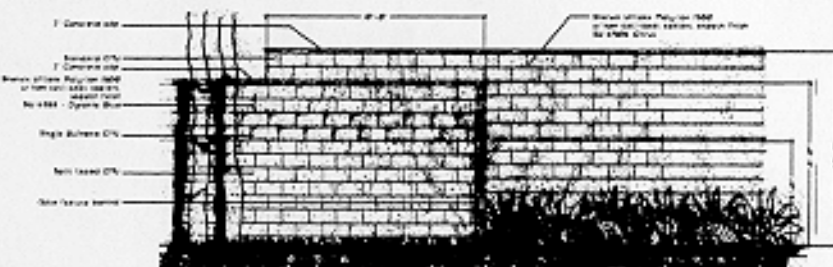
C 2'-0" wall w/ 8'-0" fence



C 2'-0" wall w/ 8'-0" fence (4'-0" retaining)



D 8'-0" wall w/ gate and 10'-0" wall (B)



D 8'-0" wall w/ 10'-0" wall in background (B)

Wall Elevations/Sections - Typical Details

55th Way Park

City of Long Beach

January 2004

## ATTACH. 5 (Cont.)

